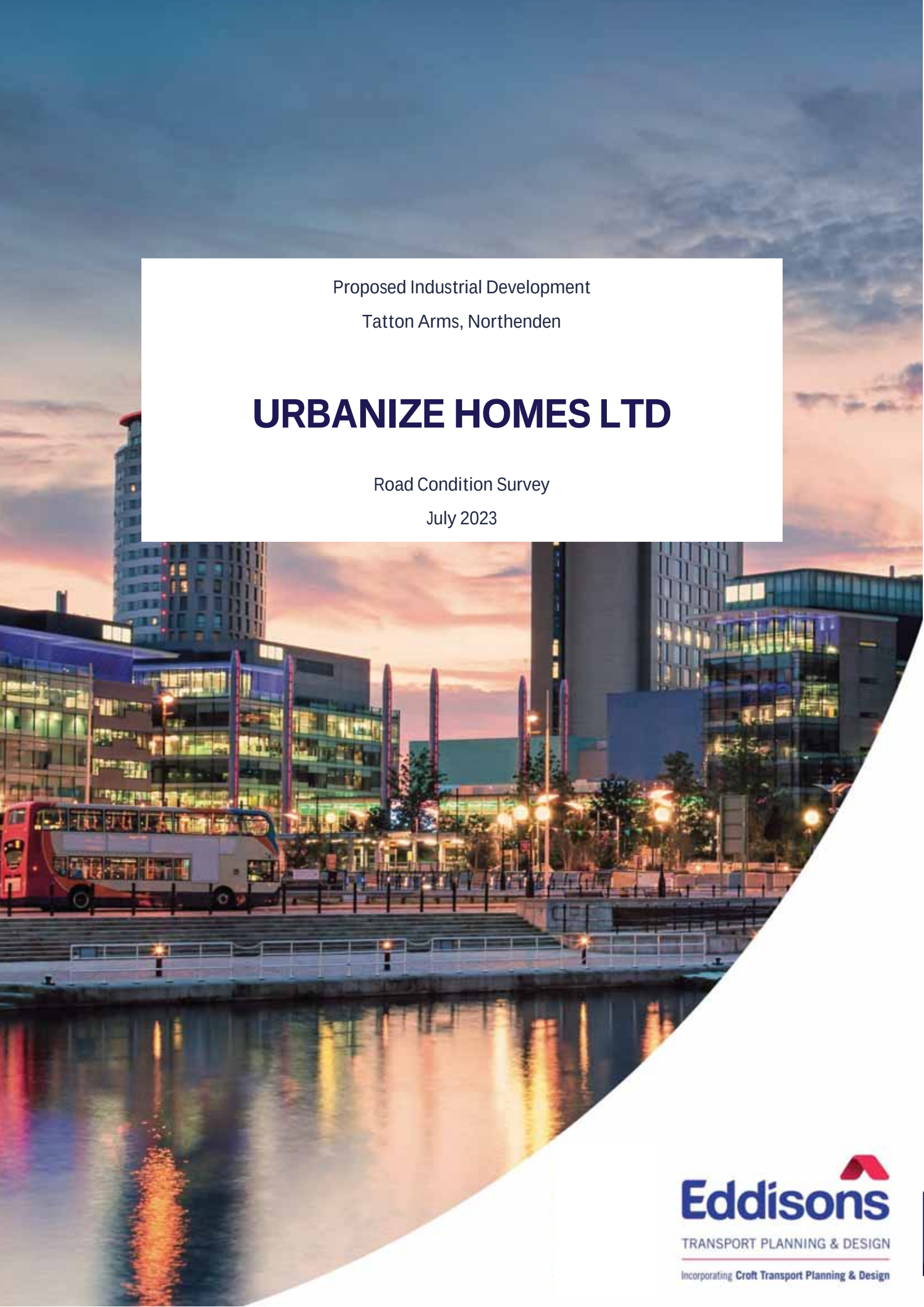


Proposed Industrial Development

Tatton Arms, Northenden

URBANIZE HOMES LTD

Road Condition Survey

July 2023

Eddisons

TRANSPORT PLANNING & DESIGN

Incorporating Croft Transport Planning & Design

REPORT

Document:	Road Condition Survey – Tatton Arms, Northenden
Project:	Tatton Arms, Northenden
Client:	Urbanize Homes LTD
Job Number:	4123
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3			
4			

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PLANS

4123-01 – Existing Road Condition Survey Plan – All Areas

4123-02 – Existing Road Condition Survey Plan – Existing Damage

4123-03 – Location Plan

APPENDICES

Appendix 1 **L0100 Site Plan**

1 INTRODUCTION

1.1.1 This road condition survey has been prepared on behalf of Urbanize Homes to discharge condition 17 of planning ref 125635F/FO/2019 which requires a pre-start road condition survey for the Urbanize Homes development site in Northenden.

1.1.2 The planning condition states:

1.1.3 *"A highway dilapidation survey including photographs and commentary on the condition of carriageway / footways on construction vehicle routes surrounding the site.".*

1.1.4 It was agreed with Dan Arya of Urbanize Homes and Sean Lavelle of Manchester City Council that a road condition survey would be undertaken along the construction route to the site as shown on plan 4123-03.

1.1.5 The purpose of the road condition survey is to establish the existing carriageway and footway condition leading to the development site from the surrounding area. This would help establish existing surface condition of the carriageway and footway prior to use by construction traffic, and thereafter this would help attribute any future potential repair works that might be required after construction.

1.1.6 A plan showing the proposed layout is presented on drawing L0100 Site Plan in Appendix 1.

2 SURVEY OVERVIEW

2.1 Site visit

2.1.1 A site visit was made on 6th July 2023 to undertake a pre-construction road condition survey.

2.1.2 The scope of the survey was agreed by Sean Lavelle of Manchester City Council prior to the site visit, with the extents of the road condition survey bordered red on plan 4123-03.

2.1.3 The survey area started 25m south of the Palatine Road/Church Road junction, extending into Chruch Road, Ford Lane, Boat Lane, Mill Lane and included the first northern 70m of the B5167 from the B5167/Mill Lane junction.

2.2 Survey Description

2.2.1 Along the route of the road condition survey, observations and photographic images were taken every 20m along the route detailed ab0ve. More in-depth observations were made of damage in areas where existing carriageway and footway were in poor condition, or where there were concerns of potential road damage arising from future construction traffic.

2.2.2 Photographic evidence was taken of the pre-construction condition of these areas in order to provide a fair comparison for the follow up road condition survey to be undertaken following completion of the proposed development.

2.2.3 Drawing 4123-01 provides images of the photographic survey with images taken at approximate 20m intervals to establish an overall record of the carriageway condition.

2.2.4 Drawing 4123-02 shows images of existing damage in the highway.

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3 OBSERVATIONS

3.1.1 For ease of reference, each of the photographs taken during the road condition survey are presented in 4123-01 and 4123-02. Photograph comments below correspond to drawing 4123-02.

3.2 Photograph Comments

1. Minor delamination and surface cracking.
2. Surface cracking around small utility cover.
3. Surface crazing on carriageway.
4. Surface crazing on carriageway.
5. Surface cracking around manhole.
6. Surface crazing on carriageway.
7. Surface crazing.
8. Uneven pavement and loss of surfacing around patchwork.
9. Surface crazing on carriageway.
10. Loss of surfacing on footway.
11. Minor cracking around patchwork and loss of surfacing.
12. Surface cracking and delamination around sunken small utility cover.
13. Surface crazing and loss of surfacing on carriageway.
14. Cracking and loss of surfacing around carriageway patchwork

15. Minor cracking and delamination around sunken manhole.

16. Minor surface crazing on carriageway.

17. Cracking and delamination around manhole.

18. Loss of surfacing and delamination around sunken gully.

19. Loss of surfacing and delamination around sunken gully.

20. Loss of aggregate and surfacing around footway patchwork.

21. Major loss of aggregate and surfacing on footway.

22. Loss of surfacing around footway patchwork.

23. Minor surface cracking.

24. Delamination and surface cracking around the edge of footway.

25. Minor loss of surfacing around the edge of footway.

26. Loss of surfacing around small utility cover.

27. Loss of aggregate and surfacing around footway patchwork.

28. Loss of aggregate and surfacing around footway patchwork.

29. Loss of surfacing and delamination around sunken manhole.

30. Loss of surfacing around patchwork.

31. Uneven surfaces around large utility cover on footway.

32. Loss of aggregate and surfacing around edge of footway.

33. Loss of surfacing around edge of footway.

34. Surface cracking, loss of aggregate and surfacing around footway patchwork.

35. Surface cracking and delamination around sunken utility covers.

36. Surface cracking and delamination around manhole and small utility cover.

37. Delamination and loss of surfacing on footway.

38. Surface cracking and delamination around sunken gully.

39. Surface cracking and delamination around sunken utility cover.

40. Delamination and loss of surfacing on carriageway.

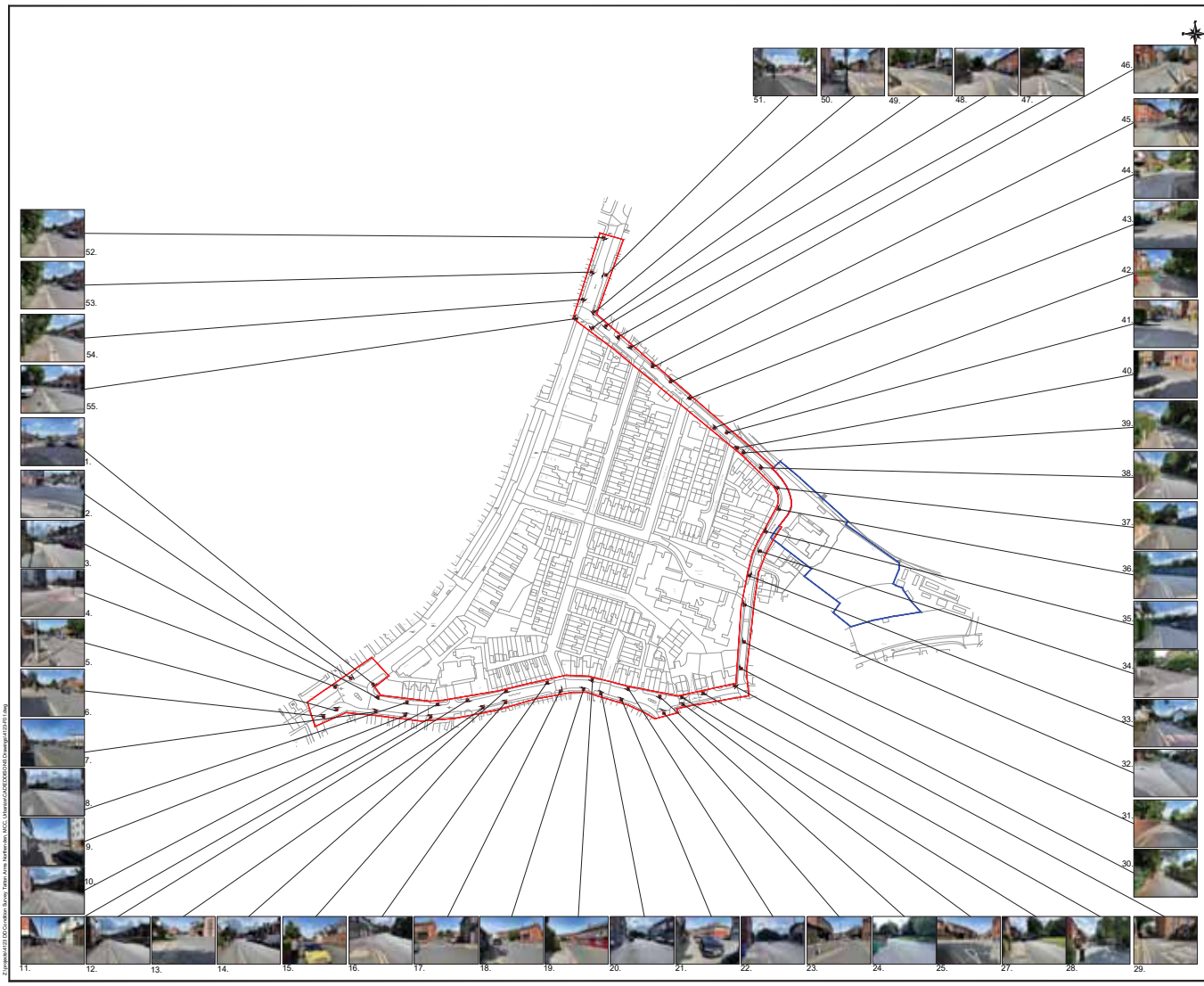
41. Loss of aggregate and surfacing around utility cover.

42. Minor surface cracking and delamination around sunken utility cover.

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PLANS



NOTES

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INDICATIVE SITE BOUNDARY

ADDRESS BOUNDARY FOR ROAD OBLIGATION SURVEY

SITE LAYOUT NTS

URBANIZE HOMES

TATTON ARMS, NORTHENDEN

EXISTING ROAD CONDITION SURVEY - ALL AREAS

1:1000 @ A0

HL | MC | JUL 23

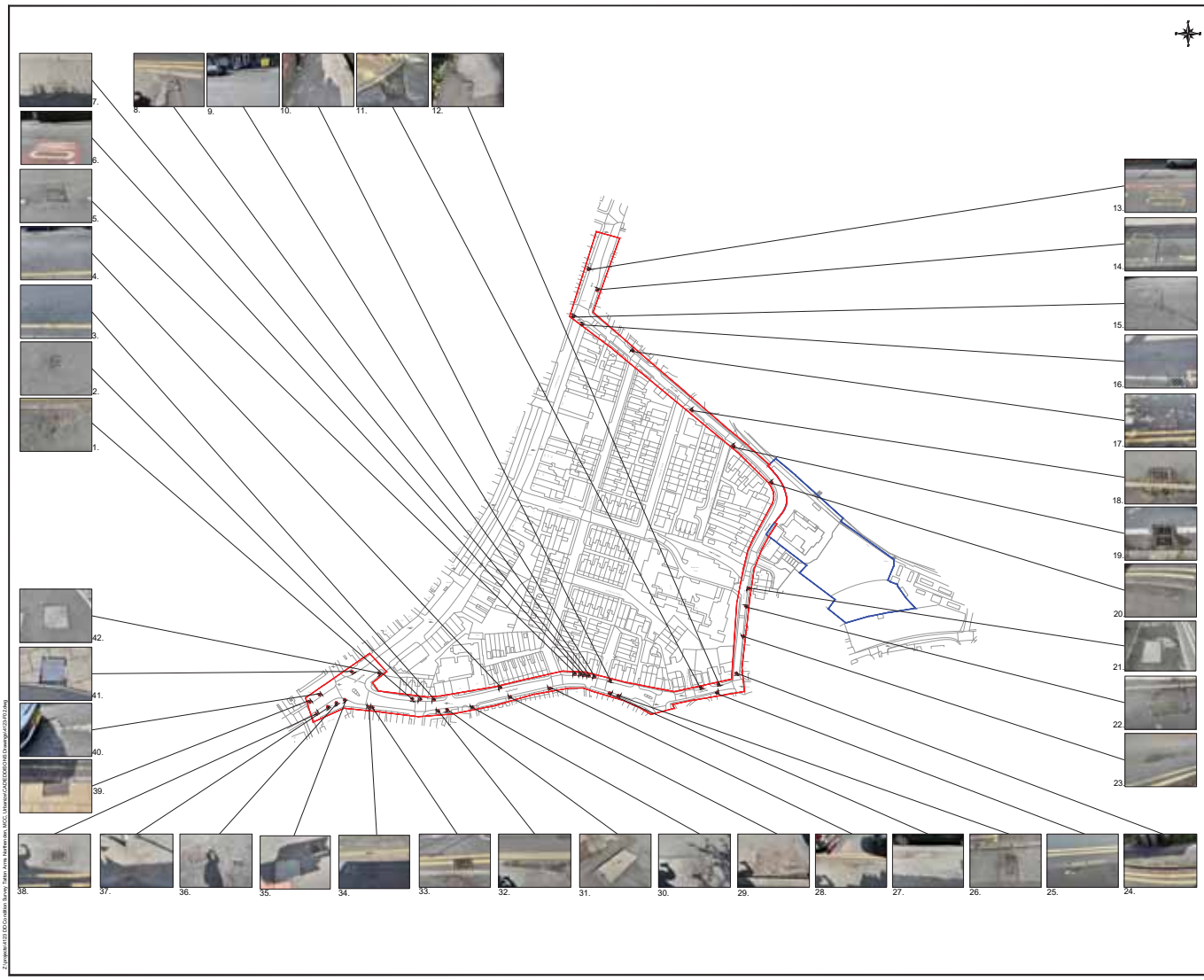
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4123-01 | -

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INDICATIVE SITE BOUNDARY

AGREED BOUNDARY FOR ROAD CONDITION SURVEY

SITE LAYOUT NTS

URBANIZE HOMES

TATTON ARMS, NORTHENDEN

EXISTING ROAD CONDITON SURVEY - EXISTING DAMAGE

1:1000 @ A0

DRAWN	CHECKED	DATE
HL	LB	JUL 23

Eddisons
360 Deansgate
Manchester
M3 4LY

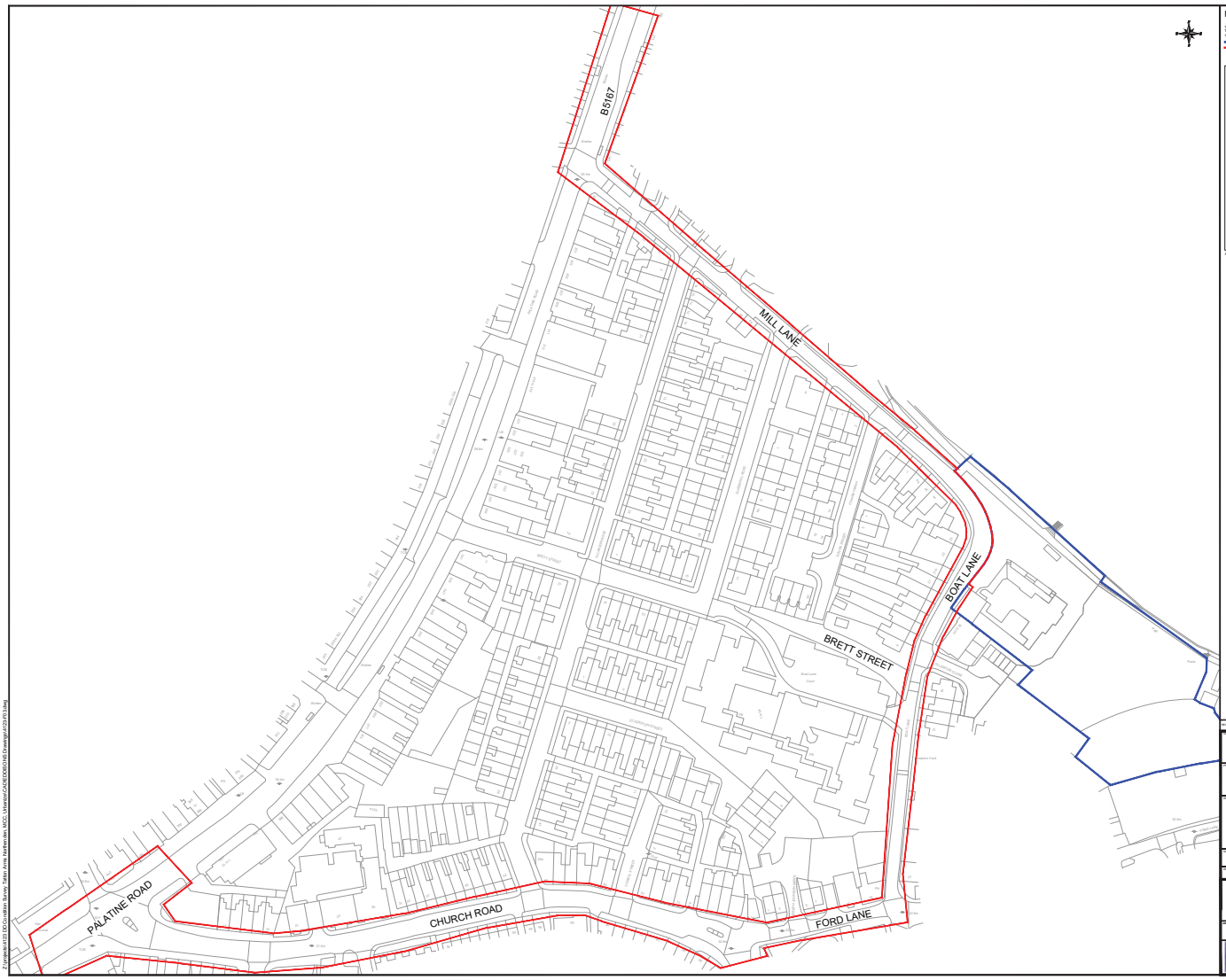
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4123-02

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INDICATIVE SITE BOUNDARY

ADDRESS BOUNDARY FOR ROAD DILAPIDATION SURVEY

SITE LAY-OUT NTS

URBANIZE HOMES

TATTON ARMS, NORTHENDEN

LOCATION PLAN

1:500 @ A0

DRAWN	CHECKED	DATE
HL	MC	JUL 23

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DRAWING NUMBER: 4123-03

REVISION: -

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APPENDICES



PROPOSED SITE PLAN
1:500 @ A3

KEY

SITE BOUNDARY
AREA = 0.659 HECTARES /1.659 ACRES

POSITION & SIGHT LINE OF KEY VIEWS TOWARDS THE SITE

NOTE
TO BE READ IN CONJUNCTION WITH LANDSCAPE ARCHITECT DRAWINGS

PLANNING

0 20m

OMI Architects

www.omiarchitects.com

TATTON ARMS, NORTHENDEN
SITE PLAN

1411 | L0100 | NOV. '19 | 1:500 @ A3



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